096.0	0003	0001.0	1 of 1	Residential
Map	Block	Lot	CARD	ARLINGTON

	Total Card	/	Total Parcel
APPRAISED:	1,000,000	/	1,000,000
USE VALUE:	1,000,000	/	1,000,000
ASSESSED:	1,000,000	/	1,000,000

PROPERTY LOCATION

No	Alt No	Direction/Street/City
144		CROSBY ST, ARLINGTON

OWNERSHIP

Unit #:

Owner 1:	VERGITH PAULA C/ TRUSTEE
Owner 2:	CROSBY ST TRUST
Owner 3:	
Street 1:	144 CROSBY ST
Street 2:	
Twn/City:	ARLINGTON
St/Prov:	MA Cntry: Own Occ: Y
Postal:	02474 Type:

PREVIOUS OWNER

Owner 1:	VERGITH PAULA C--ETAL -
Owner 2:	HILL JAMES A -
Street 1:	144 CROSBY STREET
Twn/City:	ARLINGTON
St/Prov:	MA Cntry:
Postal:	02474

NARRATIVE DESCRIPTION

This parcel contains .198 Sq. Ft. of land mainly classified as One Family with a Garrison Building built about 1993, having primarily Wood Shingle Exterior and 2259 Square Feet, with 1 Unit, 2 Baths, 0 3/4 Bath, 1 HalfBath, 8 Rooms, and 3 Bdrms.

OTHER ASSESSMENTS

Code	Descrip/No	Amount	Com. Int

PROPERTY FACTORS

Item	Code	Description	%	Item	Code	Description
Z	R1	SINGLE FA	100	water		
o				Sewer		
n				Electri		
Census:				Exmpt		
Flood Haz:						
D				Topo	2	Above Stree
s				Street		
t				Gas:		

IN PROCESS APPRAISAL SUMMARY

Use Code	Land Size	Building Value	Yard Items	Land Value	Total Value
101	8622.000	524,300	600	475,100	1,000,000
Total Card	0.198	524,300	600	475,100	1,000,000
Total Parcel	0.198	524,300	600	475,100	1,000,000

Source: Market Adj Cost | Total Value per SQ unit /Card: 442.67 /Parcel: 442.67

Legal Description

Entered Lot Size
Total Land:
Land Unit Type:

User Acct 62835

GIS Ref

GIS Ref

Insp Date 11/21/18

!7857!

PREVIOUS ASSESSMENT

Parcel ID 096.0-0003-0001.0

Tax Yr	Use	Cat	Bldg Value	Yrd Items	Land Size	Land Value	Total Value	Asses'd Value	Notes	Date
2022	101	FV	524,300	600	8,622.	475,100	1,000,000		Year end	12/23/2021
2021	101	FV	509,500	600	8,622.	475,100	985,200		Year End Roll	12/10/2020
2020	101	FV	509,400	600	8,622.	475,100	985,100	985,100	Year End Roll	12/18/2019
2019	101	FV	378,000	600	8,622.	475,100	853,700	853,700	Year End Roll	1/3/2019
2018	101	FV	378,000	600	8,622.	407,200	785,800	785,800	Year End Roll	12/20/2017
2017	101	FV	378,000	600	8,622.	380,000	758,600	758,600	Year End Roll	1/3/2017
2016	101	FV	378,000	600	8,622.	325,800	704,400	704,400	Year End	1/4/2016
2015	101	FV	366,700	600	8,622.	291,800	659,100	659,100	Year End Roll	12/11/2014

SALES INFORMATION

TAX DISTRICT

PAT ACCT. 7857

Grantor	Legal Ref	Type	Date	Sale Code	Sale Price	V	Tst	Verif	Notes
VERGITH PAULA C	44419-452		1/4/2005	Family	1	No	No		
BEATON MILDRED	23801-221		10/22/1993		278,000	No	No		Y

PRINT

Date	Time
12/30/21	06:18:15

LAST REV

Date	Time
06/20/19	15:29:33

apro

USER DEFINED

Prior Id # 1:	62835
Prior Id # 2:	
Prior Id # 3:	
Prior Id # 1:	
Prior Id # 2:	
Prior Id # 3:	
Prior Id # 1:	
Prior Id # 2:	
Prior Id # 3:	
ASR Map:	
Fact Dist:	
Reval Dist:	
Year:	
LandReason:	
BldReason:	
CivilDistrict:	
Ratio:	

BUILDING PERMITS

Date	Number	Descrip	Amount	C/O	Last Visit	Fed Code	F. Descrip	Comment
3/5/2012	191	Redo Bat	17,000					complete gut/repla
4/16/2010	325	Re-Roof	7,000					
12/8/2004	1169	Dormers	44,500	C		G6	GR FY06	25FTDRMR NEW STYWY
4/21/1993	119		10,500					ADD TO KIT-WDK 5X1
3/23/1993	70		17,760					POR/TO/RM ADD WDK

ACTIVITY INFORMATION

Date	Result	By	Name
11/21/2018	Inspected	BS	Barbara S
10/29/2018	MEAS&NOTICE	CC	Chris C
3/5/2012	Info Fm Prmt	MM	Mary M
2/17/2009	Meas/Inspect	189	PATRIOT
6/9/2005	Permit Visit	BR	B Rossignol
12/20/1999	Inspected	276	PATRIOT
11/8/1999	Mailer Sent		
10/15/1999	Measured	256	PATRIOT
6/6/1994		PM	Peter M

Sign: VERIFICATION OF VISIT NOT DATA __/__/__

LAND SECTION (First 7 lines only)

Use Code	Description	LUC Fact	No of Units	Depth / PriceUnits	Unit Type	Land Type	LT Factor	Base Value	Unit Price	Adj	Neigh	Neigh Influ	Neigh Mod	Infl 1	%	Infl 2	%	Infl 3	%	Appraised Value	Alt Class	%	Spec Land	J Code	Fact	Use Value	Notes
101	One Family		8622		Sq. Ft.	Site		0	70.	0.79	4									475,064						475,100	

Total AC/HA:	0.19793	Total SF/SM:	8622	Parcel LUC:	101	One Family	Prime NB Desc	ARLINGTON	Total:	475,064	Spl Credit		Total:	475,100

Disclaimer: This Information is believed to be correct but is subject to change and is not warranteed.

EXTERIOR INFORMATION

Type:	05 - Garrison		
Sty Ht:	2T - 2 & 3/4 Sty		
(Liv) Units:	1	Total:	1
Foundation:	1 - Concrete		
Frame:	1 - Wood		
Prime Wall:	1 - Wood Shingle		
Sec Wall:	7 - Brick	50	%
Roof Struct:	1 - Gable		
Roof Cover:	1 - Asphalt Shgl		
Color:	BEIGE		
View / Desir:			

GENERAL INFORMATION

Grade:	C+ - Average (+)		
Year Blt:	1993	Eff Yr Blt:	
Alt LUC:		Alt %:	
Jurisdict:	G13	Fact:	.
Const Mod:			
Lump Sum Adj:			

INTERIOR INFORMATION

Avg Ht/FL:	STD		
Prim Int Wal	2 - Plaster		
Sec Int Wall:			%
Partition:	T - Typical		
Prim Floors:	3 - Hardwood		
Sec Floors:			%
Bsmnt Flr:	12 - Concrete		
Subfloor:			
Bsmnt Gar:	1		
Electric:	3 - Typical		
Insulation:	2 - Typical		
Int vs Ext:	S		
Heat Fuel:	2 - Gas		
Heat Type:	5 - Steam		
# Heat Sys:	1		
% Heated:	100	% AC:	50
Solar HW:	NO	Central Vac:	NO
% Com Wal		% Sprinkled	

BATH FEATURES

Full Bath	1	Rating:	Average
A Bath:	1	Rating:	Average
3/4 Bath:		Rating:	
A 3QBth		Rating:	
1/2 Bath:	1	Rating:	Average
A HBth:		Rating:	
OthrFix:		Rating:	

OTHER FEATURES

Kits:	1	Rating:	Good
A Kits:		Rating:	
Frpl:	1	Rating:	Average
WSFlue:		Rating:	

CONDO INFORMATION

Location:	
Total Units:	
Floor:	
% Own:	
Name:	

DEPRECIATION

Phys Cond:	GV - Good-VG	5.6	%
Functional:			%
Economic:			%
Special:			%
Override:			%
	Total:	5.6	%

CALC SUMMARY

Basic $ / SQ:	140.00
Size Adj.:	1.11480737
Const Adj.:	1.01464856
Adj $ / SQ:	158.359
Other Features:	102396
Grade Factor:	1.10
NBHD Inf:	1.00000000
NBHD Mod:	
LUC Factor:	1.00
Adj Total:	555426
Depreciation:	31104
Depreciated Total:	524322

COMMENTS

HOUSE TOTALLY REMODELED IN 1993
646-4319.

RESIDENTIAL GRID

1st Res Grid	Desc:	Line 1	# Units	1

Level	FY	LR	DR	D	K	FR	RR	BR	FB	HB	L	O
Other												
Upper												
Lvl 2												
Lvl 1												
Lower												

Totals	RMs:	8	BRs:	3	Baths:	1	HB	1

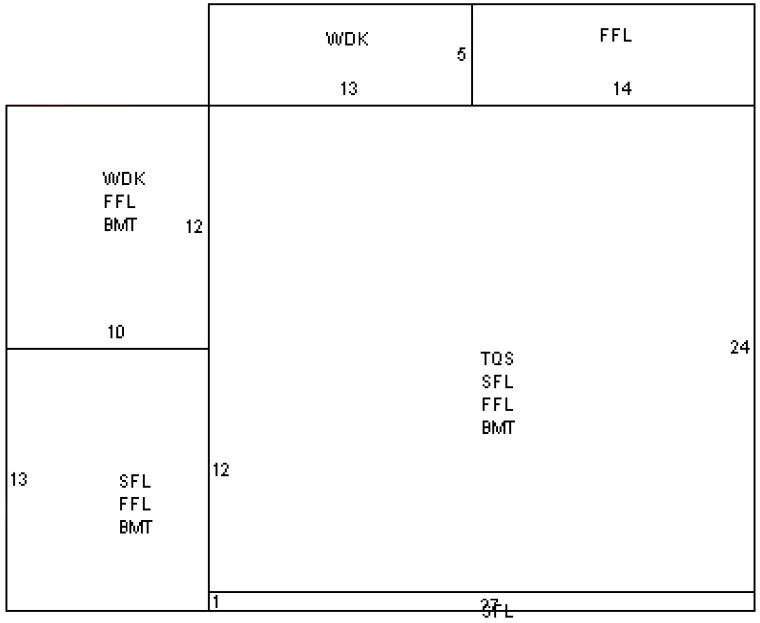
REMODELING

Exterior:	
Interior:	
Additions:	
Kitchen:	
Baths:	
Plumbing:	
Electric:	
Heating:	
General:	

RES BREAKDOWN

No Unit	RMS	BRS	FL
1	8	3	
Totals			
1	8	3	

SKETCH



COMPARABLE SALES

Rate	Parcel ID	Typ	Date	Sale Price

WtAv$/SQ:		AvRate:	Ind.Val
Juris. Factor:	1.00	Before Depr:	174.20
Special Features:	0	Val/Su Net:	156.88
Final Total:	524300	Val/Su SzAd	232.09

SUB AREA

Code	Description	Area - SQ	Rate - AV	Undepr Value
FFL	First Floor	968	158.360	153,292
BMT	Basement	898	47.510	42,662
SFL	Second Floor	805	158.360	127,479
TQS	3/4 Story	486	158.360	76,963
WDK	Deck	185	11.570	2,141

Net Sketched Area:	3,342			Total:	402,537
Size Ad	2259	Gross Area	3504	FinArea	2259

SUB AREA DETAIL

Sub Area	% Usbl	Descrip	% Type	Qu	# Ten

MOBILE HOME

Make:		Model:		Serial #		Year:		Color:	

SPEC FEATURES/YARD ITEMS

PARCEL ID 096.0-0003-0001.0

Code	Description	A	Y/S	Qty	Size/Dim	Qual	Con	Year	Unit Price	D/S	Dep	LUC	Fact	NB Fa	Appr Value	JCod	JFact	Juris. Value
19	Patio	D	Y	1	8X16	A	AV	2004	5.18	T	12	101			600			600

More:	N	Total Yard Items:	600	Total Special Featues:		Total:	600

IMAGE

AssessPro Patriot Properties, Inc